

February 2002 Monthly Report

Introduction

Our primary focus during February was to streamline our processing and procedures to ensure that health and safety facilities projects are completed in the Abbott districts. The Authority is working with the Attorney General's Office and other State entities to ensure we meet the summer time frame.

February also marked the beginning of the Authority's coordinated campaign to enlarge the pool of qualified contractors eligible to bid on school facilities projects. To be eligible to bid and do work on public school facilities, contractors must have a minimum of four classifications/certifications: Certification with the Division of Property Management and Construction within the Department of Treasury, a Public Works Contractor Registration with the Division of Wage and Hour Compliance within the Department of Labor, the NJEDA Contractor Classification and a Division of Revenue Business Registration Certification. In order to assist contractors in becoming pre-qualified, the NJEDA held a workshop at the New Jersey Performing Arts Center with morning sessions devoted to each State agencies' certification/registration requirements and an afternoon session to assist contractors with completing the required forms.

Governor James E. McGreevey and Senator Sharp James addressed the capacity crowd reiterating their support for the Abbott school construction program. Additional workshops are already scheduled in regions throughout the State. In addition, a hotline, 609-943-4143, has been established to provide forms and assistance. Details of the month's procurement and construction activities follow.

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I. Procurement of Project Management Firms

At the February Board of Directors meeting, members approved the award of NJEDA contracts to six regional project management firms (PMF) to provide project and construction management services for primarily health and safety work. The six regions include two county-based regions, Essex and Hudson, and four multi-county regions, Northern, Eastern, Western and Southern. A chart that lists each of the six regions and the school districts that are included in each of these regions is attached as Exhibit A.

Parsons Brinkerhoff + 3D International is the PMF approved for the County of Essex to manage facilities projects with estimated costs of \$23.8 million. For the County of Hudson, Turner Construction Co. has been approved to manage projects worth \$37.6 million; for the Eastern region, Gilbane Building Co will manage facilities projects with estimated costs of \$158.4 million; for the Northern region, Bovis Lend Lease will be managing projects with estimated costs of \$27.9 million. In the Western region, Heery International will be assigned projects with estimated costs of construction of \$31.2 million; and, in the Southern region, URS Group Consultants will manage projects estimated at \$18.5 million.

A Request for Proposals is planned shortly to procure additional project management services for future approved projects.

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II. Construction Update

A. *New Schools*

During February, the Authority executed assignments of contract with architectural firms

for the design of seven new schools and four large additions, with total estimated construction costs of \$230 million. This group of schools includes a new Science Park High School and new Central High School in the Newark School District, a new Monastory Middle School in Union City, a new PS#3 Elementary and PS #3 Middle School in the Jersey City School District, a replacement school and early childhood center in the Perth Amboy School District, major additions/renovations for three early childhood centers in the Passaic School District, and an addition to the Bradley Elementary School in Asbury Park. The schools that are furthest along in the design process, such as the Monastory Middle School in Union City and Central High School in Newark, are scheduled for construction in May and September 2002, respectively.

B. Construction Underway

Construction contracts were executed and notices-to-proceed were issued for four health and safety construction projects during the month of February. Two of these contracts, totaling \$1.55 million, are for projects in the Millville School District and include a roof replacement at the Lakeside Middle School and a roof replacement and masonry restoration at Bacon and Mount Pleasant Elementary Schools. The Clinton Avenue School in Newark is undergoing a roofing upgrade at a cost of \$939,000. And, roofing upgrades at a cost of \$2.4 million are getting underway in the Phillipsburg School District at six schools: the Andover-Morris Elementary School, the Barber Elementary School, Freeman Elementary School, Phillipsburg Middle School, the Green Street School and Phillipsburg High School.

C. Procurement of Construction Contractors

Eight construction projects were advertised in the month of February. The chart below details the information as to school districts, description of work, and bid due dates for the respective projects.

School District	Work Description	No. of Schools	Bid Due Date
Pemberton	Roof Replacement	1	3/7/02
Burlington	Early Childhood	1	3/14/02
Jersey City	Life Safety Improvements	1	3/15/02
Passaic	Re-roofing	2	3/8/02
Vineland	Door Renovations	1	3/12/02
Vineland	HVAC Renovations	2	3/12/02
Elizabeth	Window Replacements	1	3/22/02
Elizabeth	Window Replacements	2	3/22/02
Passaic	Window Replacements	1	3/18/02

1. Procurement of Design Professionals

Contracts with design professionals were executed during the month of February for facilities projects with estimated costs of construction of approximately \$37 million. These project "packages" include 20 schools and are for a full range of health and safety work in Camden (\$5.7 million), East Orange (\$3.4 million), Elizabeth (\$8.9 million), Jersey City (\$5 million), Paterson (\$3.7 million), and West New York (\$10 million).

Approximately \$3.5 million in health and safety construction was advertised for design services for the Bridgeton school district. Proposals are due on March 22, 2002.

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III. Predevelopment and Land Acquisition

The Jersey City School District identified a site for its Early Childhood Center #9 for acquisition by the Authority. The Authority has initiated pre-development activities for this site, including a review appraisal and a review of environmental information previously procured by the school district. In addition, with respect to the school district's proposed site for P.S. #42, the Authority is working closely with the Attorney General's Office and the Department of Education (DOE) to amend a pre-development funding agreement to establish requirements for final approval of the site and provide for a grant to the school district so that it can purchase the property. Also, with respect to the site for the district's Heights Middle School, the Authority is in the process of obtaining final site acquisition approval from the DOE so that we can provide the district with a grant to purchase the property from the City of Jersey City.

Site investigation services were retained for several sites in Newark, including the sites proposed for the new Science Park High School, the First Avenue Elementary School, the Oliver South Middle School site and the Eastside High School, as well as for the proposed site for elementary school swing space in the Plainfield school district.

In Elizabeth, site investigation services have been procured for six sites that include a mix of industrial, retail and vacant business establishments and occupied buildings. These sites have been proposed for the district's early childhood center #44, P.S. #28 (pre-K-8), P.S. #29 (pre-K-8), P.S. #30 (pre-K-8), early childhood center #45. A Johnson Machinery Site will be the site for either a new Pre-k or vocational-technical high school.

Contracts for appraisal services were executed for properties in Elizabeth (early childhood center), Irvington (elementary school), Newark (elementary and high schools), Pemberton (early childhood center), and the procurement of appraisal services got underway for the school districts of Elizabeth (early childhood), Neptune (parking), and Plainfield (elementary school swing space).

Title services were procured for properties in Elizabeth, Newark, Phillipsburg, and Plainfield.

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IV. **School District Grants**

Abbott Districts: The Authority executed 14 Grant Agreements with four Abbott school districts in the total amount of \$3.2 million for the districts to undertake the design and construction of school facilities projects. These grants are authorized under the Educational Facilities Construction and Financing Act for facilities projects with estimated construction costs of under \$500,000.

Non Abbott Districts: The Authority executed 35 grant agreements this month for facilities projects in 23 non-Abbott school districts. The State share for these projects totals approximately \$53 million. This brings the total amount of State grants executed by the Authority to approximately \$285 million for 178 projects with estimated costs of construction \$872 million.

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V. **Conferences/Presentations**

NJ Alliance for Action-Gloucester County Chapter
February 1, 2002, Nicolosi Catering, Woodbury, New Jersey

NJ Associated Builders and Contractors, Inc. Monthly Meeting
February 12, 2002, Regency Palace, Mt. Laurel, New Jersey

Camden Community Meeting, "Rights and Opportunities of Parents and Residents in the Design and Construction of New Schools in Camden"
February 13, 2002, Camden, New Jersey

2002 State Apprenticeship & Training Conference

February 14-15, 2002, Bally's Park Place Hotel, Atlantic City, New Jersey

Construction Contracting Seminar for Public Entities in NJ
February 21, 2002, Ramada Inn, East Brunswick, New Jersey

South Jersey Electrical Contractors Monthly Meeting
February 21, 2002, Ventura's, Voorhees, New Jersey

New Jersey Institute for Continuing Legal Education-"Fast Breaking Developments in
Construction
Law: Evolution or Revolution"
February 25, 2002, New Brunswick, New Jersey

Contractor Workshop-"Are you Ready to Bid?"
February 26, 2002, NJ Performing Arts Center, Newark, NJ

Professional Women in Construction, "Meet the Construction Chiefs"
February 26, 2002, New York City, New York

Seminar sponsored by NJIT, GPU, NJDEP, NJ Association of Energy Engineers, Hillier
Group and
Johnson Controls-"Saving Green by Being Green"
February 28, 2002, Sheraton at Woodbridge, Iselin, New Jersey

Metropolitan Trenton African American Chamber of Commerce
February 28, 2002, Hyatt

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Prepared by Barbara J. Bohi, March 12, 2002